



THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 305-92

A By-law to designate by Number Amendment Number 410 to the Official Plan of the Vaughan Planning Area, as effected by the Ontario Municipal Board.

The Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT Amendment Number 410 to the Official Plan of the Vaughan Planning Area, as effected by an Order of the Ontario Municipal Board, dated the 1st day of June, 1992 (O 880237, O 900073, O 900074 and O 910163), is hereby designated as By-law Number 305-92.

READ a FIRST, SECOND and THIRD time and finally passed this 16th day of November 1992.

"L.D. Jackson"

L. D. Jackson, Mayor

"J.D. Leach"

J. D. Leach, City Clerk



DB /	93	FOLIO /	33
ORDER ISSUE DATE			
AUG 10 1992			
OB /	088-1	FOLIO /	161



Ontario

Ontario Municipal Board

Commission des affaires municipales de l'Ontario

CC: JOHN STEVENS

CC: JOY FLADBY (SITE PLAN)

O 880237
M 890015
M 900113
M 910047
O 900073
O 900074
O 910163
Z 880040
Z 890107
Z 890108
Z 910086

IN THE MATTER OF Section 40(12) of
the Planning Act, 1983

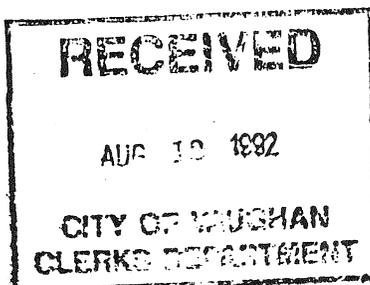
AND IN THE MATTER OF a referral by
845937 Ontario Limited to determine
and settle the details of a site
plan for the development of lands
comprised of Part of Lot 6,
Concession 2, Part Lots 92 & 92, Lot
94, Plan 3541, municipally known as
1152, 1164, 1176 Centre Street, City
of Vaughan
O.M.B. File No. M 890015

AND IN THE MATTER OF a referral by
Vincent Reale and by Centre Street
Properties Inc. to determine and
settle the details of a site plan
for the development of lands
comprised of Lot 95, Plan 3541 (1144
Centre Street) and Lot 96, Plan 3541
(1130 Centre Street), City of
Vaughan
O.M.B. File No. M 900113

AND IN THE MATTER OF a referral by
Filomena DiLeo and Joseph DiLeo and
by Antonio Domenegato to determine
and settle the details of a site
plan for the development of lands
comprised of Part Lots 92 & 93, Plan
3541, municipally known as 27 and 37
Vaughan Boulevard, City of Vaughan
O.M.B. File No. M 910047

IN THE MATTER OF Section 22(1) of
the Planning Act, 1983

AND IN THE MATTER OF a referral to
this Board by the Minister of
Municipal Affairs on a request by
845937 Ontario Limited for
consideration of a proposed
amendment to the Official Plan for
the City of Vaughan to redesignate
the lands comprised of part of Lot
6, Concession 2, Part Lots 92 & 93,
Lot 94, Plan 3541, municipally known
as 1152, 1164, 1176 Centre Street
from "Low Density Residential" to
"General Commercial" to permit mixed
commercial uses
Minister's File No. 19-OP-1500-A26
O.M.B. File No. O 880237



O 880237
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AND IN THE MATTER OF a referral to this Board by the Minister of Municipal Affairs on a request by Vincent Reale for consideration of an application for an amendment to the Official Plan for the City of Vaughan to redesignate the lands comprised of Lot 95, Plan 3541, municipally known as 1144 Centre Street, from "Low Density Residential" to "General Commercial" to permit mixed commercial uses
Minister's File No. 19-OP-1500-A33
O.M.B. File No. O 900073

AND IN THE MATTER OF a referral to this Board by the Minister of Municipal Affairs on a request by Centre Street Properties Inc. for consideration of an application for an amendment to the Official Plan for City of Vaughan to redesignate the lands comprised of Lot 96, Plan 3541, municipally known as 1130 Centre Street, from "Low Density Residential" to "General Commercial" to permit mixed commercial uses
Minister's File No. 19-OP-1500-A34
O.M.B. File No. O 900074

AND IN THE MATTER OF a referral to this Board by the Minister of Municipal Affairs on a request by Filomena DiLeo, Joseph DiLeo and by Antonio Domenegato for consideration of a proposed amendment to the Official Plan of the Vaughan Planning Area to redesignate the lands comprised of part of Lots 92 & 93, Plan 3541, municipally known as 27 and 37 Vaughan Boulevard from "Low Density Residential" to "General Commercial" to permit the lands to be used for office and retail uses
Minister's File No. 19-OP-1500-A44
O.M.B. File No. O 910163

IN THE MATTER OF Section 34(11) of the Planning Act, 1983

O 880237
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AND IN THE MATTER OF an appeal to this Board by 845937 Ontario Limited for an order amending Zoning By-law 1-88, of the Corporation of the City of Vaughan, to rezone the lands comprised of Lot 6, Concession 2, part Lots 92 & 93, Lot 94, Plan 3541, municipally known as 1152, 1164, and 1176 Centre Street, in the City of Vaughan, from "R1 Residential" to "Restricted Commercial" (C1) to permit mixed commercial uses
O.M.B. File No. Z 880040

AND IN THE MATTER OF an appeal to this Board by Vincent Reale for an order amending Zoning By-law 1-88 of the Corporation of the City of Vaughan, to rezone the lands comprised of Lot 6, Concession 2, Lot 95, Plan 3541, municipally known as 1144 Centre Street from "Second Density Residential" (R2) to "Restricted Commercial" (C1) to permit mixed commercial uses
O.M.B. File No. Z 890107

AND IN THE MATTER OF an appeal to this Board by Centre Street Properties Inc. for an order amending Zoning By-law 1-88 of the Corporation of the City of Vaughan to rezone the lands comprised of Lot 96, Plan 3541, municipally known as 1130 Centre Street from "Second Density Residential" (R2) to "Restricted Commercial" (C1) to permit mixed commercial uses
O.M.B. File No. Z 890108

AND IN THE MATTER OF an appeal to this Board by Filomena DiLeo, Joseph DiLeo and by Antonio Domenegato for an order amending By-law 1-88 of the City of Vaughan to rezone the lands comprised of part of Lots 92 and 93, Plan 3541, municipally known as 27 and 37 Vaughan Boulevard, from "Second Density Residential" (R2) to "Restricted Commercial" (C1) to permit mixed commercial use
O.M.B. File No. Z 910086

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C O U N S E L :

M. H. Chusid	- for	845937 Ontario Limited
C. Iacobelli	- for	F. DiLeo, J. DiLeo, A. Domenegato
R. T. Beaman	- for	Centre Street Properties Inc.
J. J. Wilker	- for	Centre Street Properties Inc.
H. Wilson	- for	Corporation of the City of Vaughan

DISPOSITION delivered by B.A. HEIDENREICH as endorsed on
Hearing Sheet dated June 1, 1992, and ORDER OF THE BOARD

At the outset of the hearing, the Board heard from Counsel and the municipality that an agreement has been reached on all matters. The proposal is for mixed commercial on what was land previously designated and zoned residential. The Board has before it applications from four separate parties all requesting the same Official Plan amendments, zoning changes and site plan agreements with the City of Vaughan for four separate pieces of land that form the same block.

The Board heard the evidence of the planner for the applicants, and is satisfied that the proposal is based on good planning principles and that it meets the objectives of the Official Plan of the City of Vaughan. Further, the Board finds that the zoning by-law amendments and the proposed site plan also implement these objectives.

O 880237
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Therefore the Board orders:

- 1) that the Official Plan amendment as presented in Exhibit 2 Table 1 as modified by Exhibit 10 (as set out in Schedule "A" attached hereto) be approved;
- 2) that the appeals to the zoning by-law be allowed and that Zoning By-law 1-88 be amended by Exhibit 2 tab 2 as amended by Exhibit 10 (as set out in Schedule "B" attached hereto); and
- 3) that the site plan depicted in Exhibit 8 as amended, subject to the conditions and provisions set out in Exhibit 2 tab 3 pages 1 and 2 as amended by the deletion of Section III 2(b)(iv), be approved.

The Board may be spoken to with respect to the site plan.

"B.A. Heidenreich"

B. A. HEIDENREICH
MEMBER


A. DELFINO
MEMBER



Ontario

Ontario Municipal Board
Commission des affaires municipales de l'Ontario

O 880237
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SCHEDULE "A"

AMENDMENT NUMBER 410
TO THE VAUGHAN OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text and Schedule "1" constitute Amendment Number 410 to the Official Plan of the Vaughan Planning Area.

Also attached hereto, but not constituting part of the Amendment are Appendix I and II.

May 6/97
LEGAL
APPROVED
CONTENTS &
FORMA
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I. PURPOSE

The purpose of this Amendment to the Official Plan of the Vaughan Planning Area is to amend Official Plan Amendment Number 210 by redesignating certain lands shown as "Area Subject to Amendment Number 410" on Schedule "1" attached hereto, hereinafter called the "Subject Lands", from "Low Density Residential" to "General Commercial".

II. LOCATION

The Subject Lands are located on the north side of Centre Street and east of Vaughan Boulevard, in Lot 6, Concession 2, described as Lots 92, 93, 94, 95 and 96, Registered Plan 3541 in the City of Vaughan, being municipally known as 1130, 1144, 1152, 1164 and 1176 Centre Street and 27 and 37 Vaughan Boulevard.

III. BASIS

The decision to redesignate the Subject Lands is based on the following considerations:

1. The location of the Subject Lands has frontage on both a major Regional Road (Centre Street), carrying high levels of traffic, and a local road (Vaughan Boulevard).
2. The Subject Lands are immediately to the west of an existing commercial/retail use and south and east of an existing residential area. Comprehensive development of the Subject Lands as an Office Campus development with related Commercial/Retail uses will function as a transitional area between the existing commercial retail uses adjacent to Centre Street and the existing residential community.
3. a) The Subject Lands are identified on Schedule "A" of Amendment Number 210 as "Further Study Area 3". The "Centre Street Study" (September 1987) recommended a mixed-use redevelopment of the Subject Lands; including the proposed office and retail uses. The total amount of floor space and the ultimate form of development should be evaluated through site specific amendments to the zoning by-law. As a general principal, not more than 40% of the project should be devoted to retail

uses should be limited. Uses such as adult entertainment parlours, places of amusement, fast food restaurants, and automotive type services should not be permitted.

b) The study recommended that the following criteria should be used in assessing such development projects:

- a) access to the development is deemed appropriate;
- b) comprehensive assembly or development is achieved;
- c) adequate servicing is available;
- d) as much existing vegetation as possible is saved;
- e) unique innovative architecture in a style compatible with residential is utilized;
- f) signage is deemed appropriate and controlled; and
- g) adequate buffering is provided including; setbacks from residential development to the north, front and rear yard landscaping and height limitation.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Official Plan Amendment Number 210 is hereby amended by amending Schedule "1" by redesignating the lands shown on Schedule "1" as "Area Subject to Amendment Number 410", hereinafter referred to as the "Subject lands", from "Low Density Residential" to "General Commercial". The further Study Area 3 designation is to be removed from the subject lands.

The following paragraphs are added to Section 2.2.3.6 General Commercial Areas:

(1) The "Subject Lands", located at the northeast corner of Vaughan Boulevard and Centre Street, being Lots 92, 93, 94, 95 and 96, Registered Plan 3541, shall be developed only in accordance with the following policies:

- 1) The permitted uses include business and professional offices and commercial uses, provided that the minimum gross floor area devoted to business and professional offices shall not be less than 60% of the gross floor area of the building(s);

- ii) Notwithstanding i) above, general commercial uses such as any automotive related uses, places of amusement or entertainment, or any commercial use requiring outside storage shall not be permitted; commercial uses permitted shall be defined in the implementing zoning by-law;
- iii) The total ground gross floor area devoted to all eating establishment uses shall be a maximum of 30% of the ground floor area of each building in this development, provided that a maximum of 30% of the total ground gross floor area of each building devoted to all eating establishment uses shall be developed for convenience or take-out eating establishments; and no drive-through style restaurants shall be permitted;
- iv) The maximum floor space index shall be 0.8 F.S.I;
- v) Substantial landscape areas shall be provided to screen the parking areas from abutting roadways, particularly on Centre Street, and to provide an attractive "campus style" setting oriented to the pedestrian streetscape and complementary to the adjacent residential neighbourhood; and
- vi) The massing and conceptual design of all buildings shall be low profile, being limited to a combination of two and three storeys in building height, and shall be compatible with residential areas to the north and west;
- vii) Comprehensive assembly and/or development of the entire Subject Lands is required, with implementation to occur on the basis of a comprehensive zoning by-law and site plan.

V IMPLEMENTATION

The policies of this Amendment shall be implemented through an amendment to the City of Vaughan Zoning By-law and a Site Development Agreement, pursuant to the Planning Act, 1983.

VI INTERPRETATION

The provisions of Official Plan Amendment Number 210, as amended, to the Vaughan Planning Area, as amended from time to time regarding the interpretation of that plan shall apply with respect to this Amendment.